

# MEMORANDUM

Agenda Item No. 11(A)(11)

---

**TO:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners


**DATE:** September 7, 2016

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Resolution directing the County Mayor to study the triangular area bounded on the north by Southwest 184th Street, on the southeast by US-1, and on the southwest by the Florida Turnpike and prepare a report with recommendations related to improvements and features for the area; and to present the completed report on an agenda of this Board

---

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Dennis C. Moss and Co-Sponsor Commissioner Daniella Levine Cava.

  
Abigail Price-Williams  
County Attorney

APW/smm



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Jean Monestime  
and Members, Board of County Commissioners

**DATE:** September 7, 2016

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Agenda Item No. 11(A)(11)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 11(A)(11)

9-7-16

RESOLUTION NO. \_\_\_\_\_

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO STUDY THE TRIANGULAR AREA BOUNDED ON THE NORTH BY SOUTHWEST 184TH STREET, ON THE SOUTHEAST BY US-1, AND ON THE SOUTHWEST BY THE FLORIDA TURNPIKE AND PREPARE A REPORT WITH RECOMMENDATIONS RELATED TO IMPROVEMENTS AND FEATURES FOR THE AREA; AND TO PRESENT THE COMPLETED REPORT ON AN AGENDA OF THIS BOARD

**WHEREAS**, the triangular area bounded on the north by SW 184th Street, on the southeast by US-1, and on the southwest by the Florida Turnpike, is primarily zoned Perrine Community Urban Center and also contains some portions zoned BU, for business uses, and IU, for industrial uses; and

**WHEREAS**, this particular area has the potential to be better identified and better organized so that it resembles what are commonly known in other areas as "parks of commerce"; and

**WHEREAS**, in order to maximize this potential, the area may need the addition of features and improvements, such as entrance features, gateways, and signage, to identify it as a park of commerce; and

**WHEREAS**, the area may also benefit from other improvements, including landscaping, repaving of streets, and a wall or fence separating the residential areas north of SW 184th Street from the warehouses south of SW 184th Street; and

**WHEREAS**, studies of other successful parks of commerce, including how those parks of commerce look, how they are organized, and how enforcement is conducted, may provide additional examples of improvements which could benefit this area; and

**WHEREAS**, a study making recommendations on features and improvements for the area, which could in the future be known as the Eureka Park of Commerce, would create a vision for the future and may present ideas and opportunities to achieve that vision,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that:

**Section 1.** The foregoing recitals are incorporated in this resolution and are approved.

**Section 2.** This Board hereby directs the County Mayor or County Mayor's designee to study the triangular area bounded on the north by SW 184th Street, on the southeast by US-1, and on the southwest by the Florida Turnpike, and prepare a report making recommendations for the purpose of maximizing the area's potential, including how to better organize and identify the area, similar to parks of commerce in other areas. Such report shall, at a minimum, include an analysis of (1) other parks of commerce, including their appearance, signage, organization, and enforcement; (2) entrance features or gateways that could be used to identify the area as a park of commerce, where such entrance features or gateways should be located, and the estimated cost of such features; (3) additional features or improvements that could maximize the potential of the area as a park of commerce, including, at a minimum: landscaping, repaving, signage, and a wall or fence along SW 184th Street between the residential areas to the north and the warehouses to the south; (4) additional features or improvements that could benefit the area or the neighboring residential areas; and (5) potential opportunities for implementation and potential funding sources.

**Section 3.** Pursuant to Ordinance No. 14-65, the County Mayor or County Mayor's designee shall place the completed report on an agenda of the Board within 180 days of the effective date of this resolution.

The Prime Sponsor of the foregoing resolution is Commissioner Dennis C. Moss and the Co-Sponsor is Commissioner Daniella Levine Cava. It was offered by

Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by

Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman

Esteban L. Bovo, Jr., Vice Chairman

Bruno A. Barreiro

Jose "Pepe" Diaz

Sally A. Heyman

Dennis C. Moss

Sen. Javier D. Souto

Juan C. Zapata

Daniella Levine Cava

Audrey M. Edmonson

Barbara J. Jordan

Rebeca Sosa

Xavier L. Suarez

The Chairperson thereupon declared the resolution duly passed and adopted this 7<sup>th</sup> day of September, 2016. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Abbie Schwaderer-Raurell